

# Surf Pines Breeze

Newsletter of the Surf Pines Association

July 2011 Vol. XVII, No. 4

## Attend Annual Meeting



From August 25, 1973 Surf Pines Annual Meeting:

The meeting having deteriorated into a silly-putty party and most of the conservative members having left with sore butts and sore ears President Williams adjourned the meeting sine die.

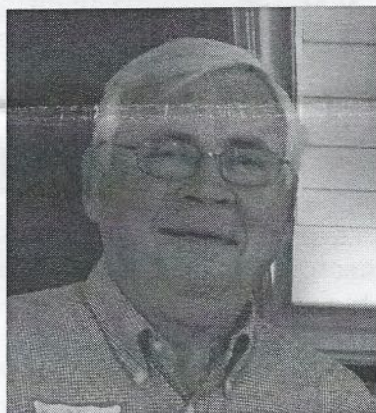
Mr. Manion and the caretaker cleaned up the hall, put away the chairs, emptied the ash trays, turned out the lights and locked up for the year.

Respectfully submitted for editing, Wm. R. Manion.

See what you're missing not attending the Annual Meeting. The next Annual Meeting of the Surf Pines Association, as announced by Burr Allegaert, President, is scheduled for Saturday, August 13, 2011, at 8:30 a.m. at the Astoria Golf and Country Club. A new director will be elected to replace outgoing director, Gheri Fouts. Plan to attend.

## President's Comments

by Burr Allegaert



The new Administrator, Patrick Wingard, as reported in the April Breeze, came on board April 1. His first two months have been very busy as you might imagine. He has done a great job getting up to speed on virtually all of the current issues of the Board. Having been with Clatsop County for several years previously (he is still doing some consulting for them) he brings to us a wealth of knowledge about the county and the resources available to us.

Several volunteer committee members have resigned this spring. The chair and a member of the Safety & Security Committee resigned for "personal reasons" leaving that committee with very few remaining members. Also resigning "in the best interest of the committee", was the chair of the Entrance Enhancement Committee and one of its members. Capable volunteers are hard to come by and we regret losing four during the past few months.

In dealing with the committee changes mentioned above, the Board, at its regular May meeting agreed to have the Safety and Security Committee meet on an as needed basis until more residents volunteer to serve. Remaining committee members will receive a written monthly security update from John Gates, our security person. (continued on page 4)



**Real Estate**

There are currently fourteen vacant land listings within the Surf Pines boundaries. Of those fourteen there are twelve on Ocean Drive. The breakdown for acreage is:

6.12 acres listed at 275,000 or 45,000 per acre.  
5.95 acres listed at 275,000 or 46,000 per acre.  
3.44 acres listed at 419,000 or 122,000 per acre.  
3.43 acres listed at 319,000 or 93,000 per acre.  
4.83 acres listed at 349,000 or 72,000 per acre.  
3.40 acres listed at 295,000 or 87,000 per acre.  
Six other ocean view, one acre parcels listed from 289,900 to 165,000.

One lake front lot, one acre listed at 325,000.  
Two Manion Drive east side lots, one-plus acre at 105,000 & 125,000.

Average days on market for all of the vacant land listings is two years. A total listing volume of \$3,630,900 value.

There are currently thirteen homes listed with Realtors on the market and one for sale by owner. Prices range from \$1,375,000 to \$299,000. Average days on market for these listings is two and a half years. Six homes have ocean views, three have lake views the others have pastoral views. Listing volume is \$7,754,300. One recently sold on Sea Breeze listed at \$329,000 and closed at \$310,000. No sales Pending.

Surf Pines residents, when you are out and about be sure to talk up our neighborhood. We want to maintain the values in Surf Pines, and keep the integrity of the neighborhood. Your positive comments will go a long way for someone looking to purchase a home. Surf Pines has always been one of the premiere neighborhoods on the north coast with a terrific history and an even better future.

**Breeze Contributors Not Otherwise Mentioned**

Karen Radditz, Patrick Kelley, Don Kruger, Dan Bartlett, Debra Hall

**Security Corner**

by John and Carol Gates

**Vandalism:** there have been isolated incidences of vandalism on private property and in the Surf Pines Park. These include a break-in and property damage to private property and destruction of SPA property. The police have been called and it is the opinion of those looking at the vandalism that children are responsible. Please talk with your teens about respecting private property. Know where your teens are when they are out at night in the neighborhood.

**Speeding:** Summer brings many part-time residents back to Surf Pines and at a time when the wildlife is most vulnerable. Too many people are rolling through the intersections (that's called A Failure to Stop when you receive your \$240 ticket, by the way) of their own driveways and the streets that intersect with Manion Drive putting children, wildlife, and all pedestrians, not to mention other drivers at risk.

**Dogs:** They have to be on a leash or under voice control at all times. Dogs are not allowed to run free in Surf Pines. This causes a hazard to pedestrians, drivers and the dogs.

**Sunset Lake**

Please be sure all guests are aware of the rules for boating on Sunset Lake including the speed limit of 10 MPH set by the State of Oregon. The Clatsop County Sheriff non emergency number is: 503-325-2061, for safety's sake please report violators.

**Fire Season**

As the *Breeze* went to press, no date had been set for fire season to begin but was expected no later than July 4, 2011. During fire season, which usually extends from July through October, but varies from year to year depending on the weather, burning is restricted because of the risk of wildfire. Open burning and burning in a pile are banned during fire season. Burning in a barrel is allowed only with a permit. For more information, call the local office of the Department of Forestry at 503-325-5451.

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## Use Fireworks Elsewhere, Not in Surf Pines

The SPA's policy regarding fireworks is stated in the *Owners' Guide*: "To reduce the risk to residents and property presented by fireworks, the use of fireworks of any kind, including firecrackers, is prohibited in Surf Pines, except on the public beach, where state laws are strictly enforced by the Clatsop County Sheriff and the Oregon State Police." If either a resident or a guest seems unaware of the policy, then inform that person of it.

## Surf Pines Volunteers: Greater Value Than the Bureau of Labor Credits

Surf Pines greatly benefits from the work of volunteer committees, activities, as well as multiple work parties. Surf Pines Association Board members, committee members and work parties all volunteer their time and dedicate hours to improve our community. The Community Relations Committee has sponsored a fund raiser to benefit the Clatsop County Food Bank.

Communities, organizations, and businesses benefit from volunteers who donate their time and expertise. The Bureau of Labor Statistics calculated the monetary value of volunteer time in 2008 as \$20.25 an hour. There is certainly a financial benefit of volunteers. Beyond that, volunteering offers a way to share time with neighbors. Our volunteers reveal a level of commitment from year-round and part-time residents that makes Surf Pines more than a neighborhood.

If you are interested in serving on a committee, special event, or Roads and Grounds work party, contact information for the members who serve as Committee Chairs are listed on the back page of the *Breeze*. Meeting times are determined by the committee members and are flexible based on participating member's schedules.

## Owners Who Rent Out Their Homes



The County has informed our administrator that owners in Surf Pines who are renting their property for 7–30 days must be registered with the County and pay the required 7% rental tax. Rentals less than seven days, or multiple rentals in seven days, are not permitted in Surf Pines. The link to the Clatsop County Ordinance is:

[http://www.co.clatsop.or.us/Assets/Dept\\_1/PDF/Ordinance%2090-7.pdf](http://www.co.clatsop.or.us/Assets/Dept_1/PDF/Ordinance%2090-7.pdf)

Please do not give out your personal gate code. Use the monthly visitor code, or call John Gates for a special code. Include the directions from your property to the nearest beach access path for your renters. The six paths are now numbered on the new dunes posts; see back page. If possible, provide John Gates with license numbers of renter's car(s), and a phone number.

Copies of Rules for Renters are available in the Security Office.

## Tables and Chairs Available for Rent

10 round tables seating 8–10 for \$5 each/day

100 chairs for \$1 each/day

For information and reservations call:

Katie Weber 503-738-5986

Bonnie Rogie 503-717-1003

John Gates 503-738-0637





In response to the resignations from the Entrance Enhancement Committee, the Board decided to split the responsibilities of that committee as follows. Entrance Enhancement will be transferred to a new ad hoc Landscaping Committee chaired by SPA Board member Norma Kever, reporting to the SPA Board. Responsibility for hardware and computer upgrades for the gates, if necessary, and other matters pertaining to the gate entry system will go to the Safety and Security Committee.

Our bookkeeper for many years, Susan Wood, has informed the Board that in order to make time to help care for a family member she will be leaving us. By the time you receive this issue of *The Breeze* we hope to have hired Susan's successor. Susan has generously agreed to stay with us for two billing cycles in order to facilitate a smooth transition.

The Budget Committee has had three meetings to draft the 2011–2012 budget. The Board will consider the final budget proposal at its June meeting.

In April the SPA Board sent a letter to the developers of the Polo Ridge proposed development. This communication set forth the minimum requirements that might be acceptable to the Board before scheduling a Special Meeting of the Membership for a vote on the Board's recommendation. To date, we have received no response.

Under our SPA Bylaws amended in 2009, we have advised the owner of the property destroyed by fire at 89400 Ocean Drive that she has 30 days to clean up the property. If we do not receive a timely response the Board will take further action to eliminate this hazardous site.

In response to a complaint, the owner of the home at 89688 Sea Breeze has been notified that he has 30 days to clean up the property or the Board will take further action.

I urge all homeowners in Surf Pines who advertise their homes for rent through media, including online advertising links and their rental agents to consult the Rental Rules for renting homes in Surf Pines first published in the January 2011 issue of *The Breeze*. We have found that numerous members have completely ignored these rules. For the benefit of homeowners who do not rent their homes, Surf Pines will vigorously enforce these rules.



*Stakeholder Advisory Committee members and community members brainstorm solutions to address issues on U.S. 101. (see article on facing page)*



## Surf Pines Residents Attend U.S. 101 Open House

by Kristen Kibler, Public Involvement Specialist



The Oregon Department of Transportation (ODOT) held a Stakeholder Advisory Committee and Open House on June 9<sup>th</sup> for the U.S. 101: Camp Rilea to Surf Pines Facility Plan. Burr Allegaert represents Surf Pines Association property owners on the Stakeholder Advisory Committee. Administrator Patrick Wingard and about a dozen Surf Pines neighbors also attended. Just over 50 people from the area attended one or both of the meetings held at Camp Rilea.

The purpose of this effort is to develop a long-term plan for safety and mobility improvements for U.S. 101 between Camp Rilea (Patriot Way) and Surf Pines Lane. This 4.6 mile section of ODOT-owned highway is mostly two lanes, has above-average crash rates, and can be congested by frequent turning movements. The plan is anticipated to be complete by early next year and will identify possible improvements. At this time, ideas for improvements are just being explored and preferred ideas have not been selected. Possible improvements will be included in the plan and may require environmental documentation. Funding has not been identified for design or construction.

There are many issues and considerations in the study area. These include a variety of safety issues, poor sight distance, no alternate route, long wait times for left turns, topographic constraints (steep shoulders), natural resources, bicycle and pedestrian needs, historic and cultural resources, community resources (parks and the Fort to Sea Trail), and other issues at specific locations along the roadway.

Based on the issues identified and comments we have heard from community members, the following goals have been drafted for the study area:

### ***Project Goals:***

- Improve future mobility on US 101
- Improve connectivity and provide alternate routes in the study area
- Improve safety for all users of US 101
- Avoid or minimize impacts to natural, cultural and community resources
- Support, sustain, and enhance community livability and protect the quality and integrity of residential and business areas near the corridor and US 101 as a scenic byway
- Provide solutions that are cost-effective and can be implemented over time

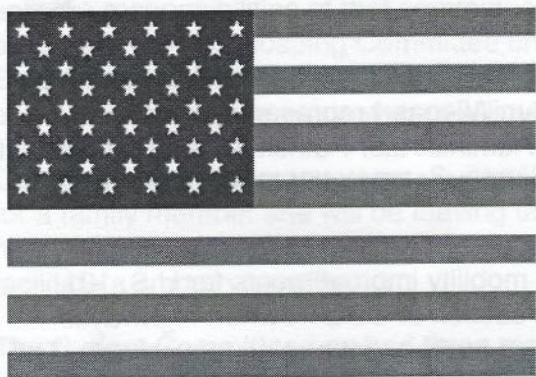
At the meeting on June 9<sup>th</sup>, the committee and public were asked what these goals meant to them. Committee members and public attendees were also asked to share their ideas for addressing issues. Ideas for solutions included: wider shoulders, turn lanes, widening the highway, lowering speeds, removing driveway accesses, flattening curves, guard rails, medians, limiting left turns, bicycle lanes, roundabouts, frontage roads, and new under or overcrossings of U.S. 101. Participants were asked to share their ideas on maps of the area.

ODOT Project Manager Bill Johnston, other ODOT staff, and CH2M Hill consultants visited with community members and listened to ideas. The technical staff will meet later this month to review the potential solutions submitted by community members and explore additional ideas. The project team will share the results of this review at the next Stakeholder Advisory Committee meeting on Thursday, June 23<sup>rd</sup> at 4 p.m. at Camp Rilea. Information from the meetings will be posted on the web. Go to <http://www.oregon.gov/ODOT/HWY/REGION2/> and click on projects in Clatsop and Tillamook Counties.

For more information, please contact Kristen Kibler, Public Involvement Specialist at JLA Public Involvement, 1 (503) 235-5881 x106 or [kristen@jla.us.com](mailto:kristen@jla.us.com).



# Community, Community, Community....



## Annual Surf Pines Garage Sale

Saturday, July 2, will be the day for the great Surf Pines garage sale. It's time to start thinking about cleaning out that back bedroom closet, your basement, the garage and the attic. Don't forget your kid's rooms too. Recycle the old toys, music, books and clothes. Better yet, have them hold their own sale. Anyway, we just wanted to remind you that the sale was coming up and you can call Katie Weber 503-738-5986 to get on the list. It's never too late to sign up. The cost is \$3.00, and the rewards are great. Come on and hold a sale in your garage or yard. Don't miss out on the fun.



## Upcoming Community Gatherings

by Katie Weber

July 3, 1 - 4 p.m. is the Surf Pines Annual Picnic in the park. Come visit with neighbors and old friends. We will supply the hamburgers, hotdogs and condiments. Water and soda pop will be provided too. We ask that you bring a side dish to share. Kids are always welcome to this event. We look forward to seeing all of our summer friends again.

September 17, 6 - 9 p.m. is our Tsunami Awareness Wine Tasting. Our hosts are Susan Holloway and Charlie Rule. They are located at 90054 Ocean Drive. Bring an appetizer or dessert and an interesting adult beverage to share with someone you are caught with in a tsunami. There will be tsunami information available at this gathering and an expert in the way of Patrick Wingard, our administrator, to help explain what Surf Pines neighbors need to know to evacuate.

December 10, 6 - 9 p.m. is our Holiday Party at the home of Bonny Groshong. Her home is located at 89012 Ocean Drive. This is our celebration of the ending of another successful year. This event is a full dinner but we ask that you bring an appetizer, side dish, salad or dessert to share. Bring your adult beverage of choice. Other drinks will be provided.



We hope to see all of you at one or all of our last three events for this year.